



Thimble Cottage, Pibsbury,
Huish Episcopi, Somerset, TA10 9NU

Guide Price £585,000

4 bedrooms
Ref:EH001719



ENGLISH HOMES

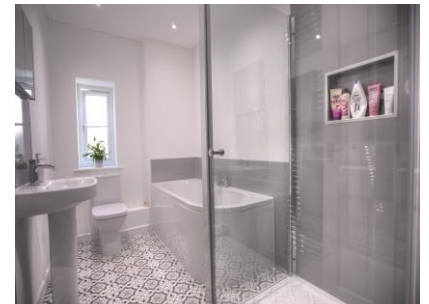
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Overview

- A 4 bedroom detached house
- Master with en-suite
- Backing onto open countryside
- Double garage & parking
- Lounge, dining room & conservatory
- Kitchen/breakfast room & utility room
- Cloakroom
- Gas central heating and double glazing
- Popular hamlet



A modern detached family home located in the popular hamlet of Pibsbury. The property benefits from a double garage with parking, backing onto open countryside, master with en-suite, wood burner to the living room, gas central heating, double glazing and spacious enclosed level garden. With accommodation comprising hallway, lounge, conservatory, dining room, kitchen/breakfast room, utility, cloakroom, 4 bedrooms, master with en-suite and family bathroom. Internal viewing is a must to appreciate this lovely family home.



Accommodation:

Entrance Porch:

2 side aspect uPVC double glazed windows, power points, door through to:

Hallway:

2 full length opaque front aspect uPVC double glazed windows, radiator, laminate flooring, stairs rising to first floor landing, telephone point, thermostatic control, doors leading off to:

Dining Room: 13' 1" x 9' 9" (3.98m x 2.97m)

Dual aspect uPVC double glazed windows to the front and side, radiator, coving.

Living Room: 20' 4" x 12' 11" (6.20m x 3.94m)

Side aspect uPVC double glazed window, wood burner with slate hearth and wood mantel, radiators, coving, uPVC double glazed French door through to:

Conservatory: 10' 5" x 9' 0" (3.18m x 2.75m)

Maximum measurements. Brick based uPVC double glazed conservatory, tiled flooring, wall mounted uplighters.

Kitchen/Breakfast Room: 13' 1" x 11' 8" (3.98m x 3.56m)

Dual aspect uPVC double glazed windows to the front and side, sink and drainer with mixer taps, a



range of low level and wall mounted kitchen units, roll top work surfaces, integrated dishwasher and fridge, space for range cooker, extractor hood over, fitted Welsh dresser, radiator, tiled flooring, inset spot lights, door through to:

Utility: 11' 8" x 6' 4" (3.56m x 1.94m)

Maximum measurements. Rear aspect uPVC double glazed window, sink and drainer with mixer taps, space and plumbing for washing machine, roll top work surfaces, tiled flooring, radiator, gas boiler, inset spot lights, uPVC double glazed stable door through to garden, door through to:

Cloakroom:

Rear aspect opaque uPVC double glazed window, low level toilet, wall mounted wash hand basin, radiator, inset spot lights.

First Floor Landing:

Loft hatch access, smoke detector, airing cupboard with hot water tank and slatted shelving, coving, doors through to:

Bedroom 1: 13' 8" x 10' 11" (4.17m x 3.34m)

Minimum measurements. 2 rear aspect uPVC double glazed windows giving views to the rear garden and countryside beyond, radiator, 4 fitted double wardrobes, door through to:

En-Suite

Side aspect opaque uPVC double glazed window, shower cubicle with waterfall shower head, low level dual flush toilet, vanity wash hand basin with mixer taps, tiled splash backs, heated towel rail, laminate tile effect flooring, inset spot lights, extractor fan.

Bedroom 2: 12' 10" x 10' 4" (3.90m x 3.16m)

Front aspect uPVC double glazed window, radiator, built in wardrobe with shelving above, coving.

Bedroom 3: 11' 11" x 10' 5" (3.63m x 3.18m)



Front aspect uPVC double glazed window, radiator, built in wardrobe with shelving above.

Bedroom 4: 9' 1" x 8' 8" (2.78m x 2.64m)

Rear aspect uPVC double glazed window, radiator, built in wardrobe with shelving above.

Bathroom:

Side aspect uPVC double glazed window, bath with side panel with mixer taps, separate shower cubicle with waterfall shower head, pedestal wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, mosaic tile effect flooring, inset spot lights.

Outside:

Front & Parking:

Iron gate provides access to a gravelled driveway and parking area with fence panel borders.

Double Garage: 18' 7" x 18' 3" (5.67m x 5.55m)

2 metal up and over doors, power, lighting, pitch tiled roof with storage.

Rear:

There is a paved patio area with steps to a level lawned garden. There are fence panels to the side



and a rear stone wall border which backs onto open countryside.

Directions:

On entering Pibsbury from the Long Sutton direction take the second right onto the private close of Level View and the property is the second from last property.

Agents Note:

The private close of Level View is owned by the 6 properties that use it, no maintenance fee is charged (should any maintenance be needed it will be split 6 ways between the households), the annual public liability is split 6 ways, for the most recent year this was £45.20 per household.

Amenities:

Pibsbury is a small rural hamlet on the edge of Huish Episcopi which is less than one mile from the town of Langport. Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy and Sixth Form. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns



of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

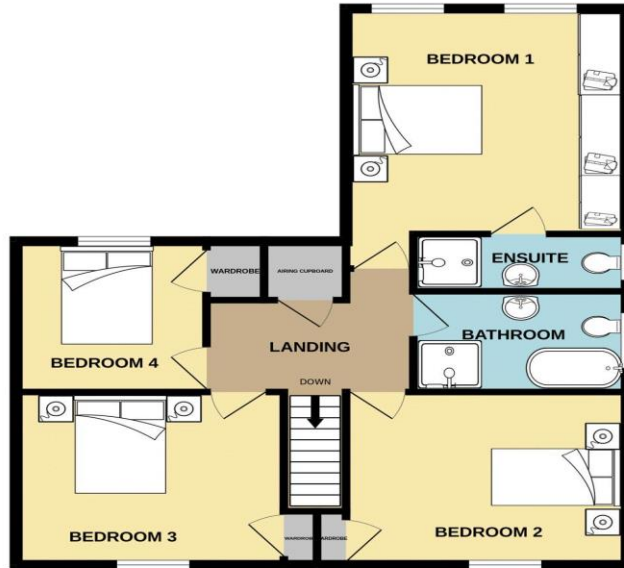
VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

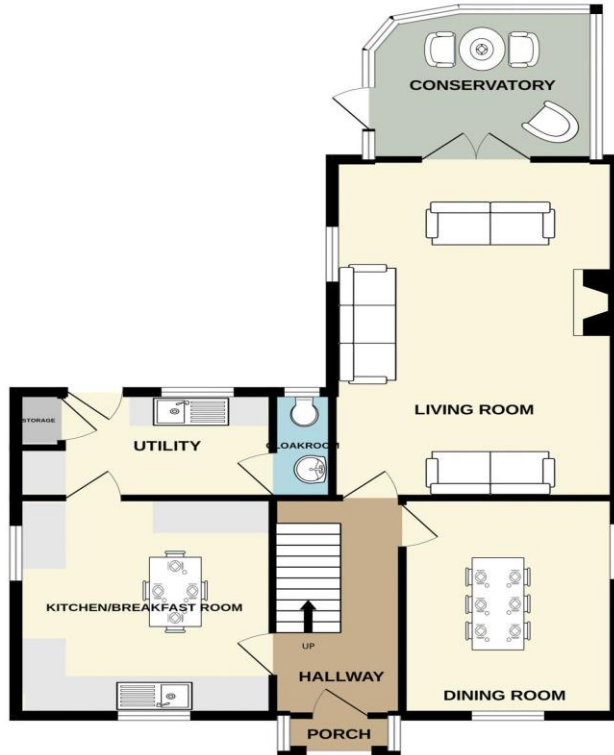
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Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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